

**Minutes of Land Use, Parks and Environment Committee
Tuesday, June 19, 2012**

Chair Jim Heinrich called the meeting to order at 10:30 a.m. and led the committee in the Pledge of Allegiance.

Committee Present: Supervisors Jim Heinrich (Chair), Jim Batzko, Walter Kolb, Pamela Meyer, Fritz Ruf, Peter Wolff and Tom Schellinger.

Also Present: Legislative Policy Advisor Sarah Spaeth, Legislative Associate Karen Phillips, Planning and Zoning Manager Jason Fruth, Environmental Health Manager Sarah Ward, Environmental Health Supervisor Mike Radomski, Parks and Land Use Director Dale Shaver, CFO Ron Lostetter and Budget Administrator Erin Thomas of Carroll University and James McNelly (citizen/land owner).

Approve Minutes of May 15, 2012

MOTION: Ruf moved, second by Wolff, to approve the minutes of May 15, 2012. Motion carried 7-0.

Correspondence

- Letter dated May 15, 2012, from Jeffrey C. Herrmann of the Town of Oconomowoc to Dale Shaver regarding the Town of Oconomowoc Zoning Code
- Notice of public hearing on June 21, 2012 to consider the proposed text amendments to the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance

Executive Committee Report

Heinrich summarized the items discussed at the executive committee meeting of June 18, 2012:

- Overview of UW Cooperative Extension programs and budget
- Approval of three UW Cooperative Extension ordinances (167-O-016, 167-O-017, 167-O-018) and several appointments
- Economic development project report
- Update on county board comparative research, which included a discussion on developing a job description for the county board chair.

Future Meeting Date

- July 17, 2012

Ordinance 167-O-012: Amend The Waukesha County Shoreland And Floodland Protection Ordinance Of The Town Of Genesee By Conditionally Rezoning Certain Lands Located In Part Of The NW ¼ Of Section 27, T6N, R18E, Town Of Genesee, Waukesha County, Wisconsin, From The A-2 Rural Home District To The P-I Public And Institutional District (SZ-1734)

MOTION: Kolb moved, second by Ruf to approve Ordinance 167-O-012. Motion carried 7-0.

Fruth pointed out the location of the 2.8-acre subject property in the Town of Genesee. The petitioner is requesting the zoning change to accommodate a proposed research and education center associated with the Greene Field Station, which is located on adjacent Carroll University lands immediately to the north. Planning and Zoning staff recommends approval of the request to rezone the property, subject to the condition as outlined in the staff report.

Ordinance 167-O-013: Amend The Waukesha County Shoreland And Floodland Protection Ordinance District Zoning Map Of The Town Of Mukwonago And The Town Of Mukwonago Zoning Ordinance By Conditionally Rezoning Certain Lands Located In Part Of The NE ¼ Of Section 4, T5N, R18E, Town Of Mukwonago, Waukesha County, Wisconsin, From The A-2 Rural Home District (County) And The S-E Suburban Estate District (Town) To The R-1 Residential District (Town And County) (SZT-1732)

Fruth explained the proposed request would allow for division of a 5.8 acre residential parcel into two parcels, approximately 2.3 and 3.5 acres in size. The petitioners have indicated that their daughter wishes to build a home on the north part of this parcel, while they would retain their existing home on the south part of the property. The site plan shows a proposed building envelope that is located well west of the wetlands, Primary Environmental Corridor and 100-year floodplain. Planning and Zoning staff recommends approval of this request, with the condition that the subject property be limited to a maximum of two parcels. A deed restriction must be filed with the certified survey map indicating to future owners that the property cannot be further divided. The petitioners will need to obtain an easement to continue using the existing driveway which extends from the north lot line of the proposed north lot to the existing resident on the proposed south lot. Relocating the driveway or creating a second driveway would be costly and possibly prohibited due to wetland and floodplain regulations. Planning and Zoning staff feels a shared driveway is a better alternative to the creation of a second driveway. A driveway maintenance agreement would be required.

MOTION: Ruf moved, second by Schellinger to approve Ordinance 167-O-013.

Meyer asked if there were any way to mitigate future problems with wetlands and driveways on the subject property. Fruth stated the issues were discussed at length at the Park and Planning Commission level. Shared driveways are usually not recommended because of long-term problems with parties agreeing on how to maintain such drives; however, in this case two driveways would disrupt some wetlands, though not high quality wetlands. Meyer stated she has concerns about shared driveways in general.

Motion carried 7-0.

Ordinance 167-O-014: Amend The District Zoning Map Of The Town Of Delafield Zoning Ordinance By Rezoning Certain Lands Located In Part Of The NW ¼ Of The NE ¼ Of Section 31, T7N, R18E, Town Of Delafield, Waukesha County, Wisconsin, From The A-1 Agricultural District To The A-3 Suburban Home District (ZT-1736)

Fruth reviewed this ordinance which proposes to rezone the property located on Cushing Park Road in the Town of Delafield from the A-1 Agricultural District to the A-3 Suburban Home District for the proposed construction of a single-family residence. This is a Town zoning change only. The property is an undeveloped parcel on the east side of Cushing Park Road. A former farm was subdivided to create this parcel and several others some years ago. At that time the A-1 Agricultural District was a 3-acre zoning district. Since then, the Town has modified their zoning ordinance to make the A-1 district a 40-acre minimum parcel size district. The property owner has petitioned the Town to bring his parcel into conformance with the current zoning code, which would place this parcel into the A-3 Suburban Home District. Planning and Zoning staff recommend approval of this request, as the proposal conforms to the Town and County land use plans and will make the subject parcel a conforming lot.

MOTION: Wolff moved, second by Ruf, to approve Ordinance 167-O-014. Motion carried 7-0.

Appointment 167-A-010: Dr. Michael Inda To The Lower Genesee, Middle Genesee, And Upper Nemahbin Lake Management Districts

MOTION: Schellinger moved, second by Batzko to approve Appointment 167-A-010. Motion carried 7-0.

Ordinance 167-O-015: Repeal And Recreate Certain Sections Of Chapter 14, Division 3 Of The Waukesha County Code Of Ordinances

Radmonski reviewed the proposed amendments to Chapter 14 of the Waukesha County Code as outlined in the summary attachment of the ordinance. Changes include general cleanup and clarification of language and the addition of the definition of “floodplain”. More significant changes proposed include the following:

- Section 14-585(1): Removes the requirement to designate a sewage system replacement area for newly created subdivision lots in conformance with state administrative code.
- Section 14-589: Changes private sewage system maintenance from every two years to three years in conformance with the state administrative code.

MOTION: Ruf moved, second by Kolb to approve Ordinance 167-O-015. Motion carried 7-0.

Overview of the Department of Parks and Land Use

Shaver presented a high level overview of the responsibilities and activities of the following divisions within the Department of Parks and Land Use: Land Resources, Environmental Health, Planning and Zoning, Land Information System, Enterprise Operations, and Park System. The overall Department of Parks and Land Use 2012 budget includes \$23 million in expenditures, \$16 million in revenues and a tax levy of \$7.2 million. The department has 105 full-time employees and an equivalent of 76 full-time positions filled by temporary/part-time employees (equates to 425-450 seasonal workers).

Ruf left at 12:00 p.m.

Overview of the Food Licensing Program

Ward presented an overview of the Environmental Health Division’s Food Licensing Program. This program is responsible for inspections and licensing of all restaurants, and retail food establishments in Waukesha County. Ward demonstrated the capabilities of the computerized Food Licensing Program database. The database, which automates the entire inspection process, has been utilized by the County for approximately the last 10 years.

Overview of the Septic Maintenance System

Radomski presented an overview of the Septic Maintenance Program, which enforces the private sewage system maintenance requirements for Waukesha County property owners. The main requirement is for property owners to have the septic tank and lift pump tank pumped and inspected on a regular basis.

MOTION: Kolb moved, second by Wolff, to adjourn at 12:30 p.m. Motion carried 6-0.

Respectfully submitted,

Pamela Meyer
Secretary